

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4 | | FRAZER RD, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|----------------|-------|------------|
| Owner 1: | RUAN SHIYUN | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 159 HANCOCK ST | | |
| Street 2: | APT 4 | | |
| Twn/City: | CAMBRIDGE | | |
| St/Prov: | MA | Cntry | Own Occ: N |
| Postal: | 02139 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-------------------|-------|--|
| Owner 1: | HUGHES DAWNE M - | | |
| Owner 2: | - | | |
| Street 1: | 4 FRAZER ROAD U-4 | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|-------|--|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CONDO | | Total: | | Spl Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|-------|--|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|---------------|
| 102 | 0.000 | 410,700 | | | 410,700 |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 410,700 | | | 410,700 |
| Total Parcel | 0.000 | 410,700 | | | 410,700 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 357.13 | /Parcel: 357. |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 410,700 | 0 | . | | 410,700 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 403,500 | 0 | . | | 403,500 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 396,200 | 0 | . | | 396,200 | 396,200 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 381,700 | 0 | . | | 381,700 | 381,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 347,000 | 0 | . | | 347,000 | 347,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 310,700 | 0 | . | | 310,700 | 310,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 310,700 | 0 | . | | 310,700 | 310,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 294,800 | 0 | . | | 294,800 | 294,800 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 11/25/2020 | Mail Update | JO | Jenny O |
| 10/16/2018 | Measured | DGM | D Mann |
| 8/24/2005 | Info Fm Prmt | BR | B Rossignol |
| 5/6/2000 | | 197 | PATRIOT |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA
//_/

058.A-0001-0003.0

PRINT

| Date | Time |
|----------|----------|
| 12/30/21 | 01:32:16 |

LAST REV

| Date | Time |
|----------|---------|
| 11/25/20 | 08:40:2 |

jorourke

5026



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 126811 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | | | |
|---------------|-------|----------------|---|
| Type: | 8 | - Condo TnHs. | |
| Sty Ht: | 2 | - 2 Story | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 | - Concrete | |
| Frame: | 1 | - Wood | |
| Prime Wall: | 6 | - Stucco | |
| Sec Wall: | | | % |
| Roof Struct: | 2 | - Hip | |
| Roof Cover: | 1 | - Asphalt Shgl | |
| Color: | WHITE | | |
| View / Desir: | N | - NONE | |

| | | | |
|-----------|---|---------|-----------|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

[illegible]

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1953 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdic: G6 | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

| OTHER FEATURES | | |
|----------------|---------|-----------|
| Kits: 1 | Rating: | Very Good |
| A Kits: | Rating: | |
| Frpl: | Rating: | |
| WSFlue: | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 10.500000000 |
| Name: | 36 - 6051 |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|--------------|----|------|---|----|------|----|------|------|----|---------|---|
| 1st Res Grid | Desc: Line 1 | | | | | | | | | | # Units | 1 |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | | RM | s: 5 | | BR | s: 2 | | Bath | s: 1 | | HB | |

INTERIOR INFORMATION

| | | | |
|---------------|-----|---------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 | - Plaster | |
| Sec Int Wall: | | | % |
| Partition: | T | - Typical | |
| Prim Floors: | 4 | - Carpet | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 | - Typical | |
| Insulation: | 2 | - Typical | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 | - Electric | |
| Heat Type: | 6 | - Elec Base/B | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

| DEPRECIATION | | |
|--------------|-----------|--------|
| Phys Cond: | GD - Good | 24.5 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| | Total: | 24.5 % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 250.00 |
| Size Adj.: | 1.02173913 |
| Const Adj.: | 0.98990101 |
| Adj \$ / SQ: | 252.855 |
| Other Features: | 38903 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.64999998 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 543982 |
| Depreciation: | 133276 |
| Depreciated Total: | 410706 |

REMODELING

| | |
|------------|------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2005 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No | Unit | RMS | BRS | FL |
|---------------|------|-----|-----|----|
| 1 | | 5 | 2 | 0 |
| | | | | |
| | | | | |
| | | | | |
| Totals | | | | |
| 1 | | 5 | 2 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial # | | Year: | | Color: | |
|-------|--|--------|--|----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

[illegible]

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-----------------|-----------|--------------|--------------|
| GLA | Gross Liv Ar | 1,150 | 252.860 | 290,78 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Net Sketched Area: | | 1,150 | Total: | 290,78 |
| Size Ad | 1150 Gross Area | | 1150 FinArea | 1150 |

SUB AREA DETAIL

| | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|----------|--------|---------|--------|----|-------|
| 3 | | | | | | |
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| 3 | | | | | | |
| 0 | | | | | | |

IMAGE

